



City of Seattle
Department of Finance and Administrative Services

April 9, 2013

**Opportunity for Input
Regarding City Owned Property, PMA's No. 1594 and 1600
Located in the Central District**

Dear Neighbor,

The City of Seattle Finance and Administrative Services (FAS) owns property located at the intersection of Yakima Ave South and South Irving Street and near the intersection of 29th Ave South and South Irving Street also known as Property Management Area (PMA) 1594 and 1600. PMA 1594 is comprised of seven contiguous platted lots and PMA 1600 is comprised of two contiguous platted lots which have had a lot boundary adjustment. These properties were acquired by the City in 1964 through a tax property deed from King County. The properties are no longer needed by the Department and are now declared excess. The City has an extensive process to evaluate alternatives for reuse or disposition of excess property, which is run by the Department of Finance and Administrative Services (FAS). Alternatives for disposition may include reuse by another city department or public entity, leasing, or sale to a private party or public entity. One of the first steps is to ask for input from neighbors and community groups in the area before making a recommendation to the City Council regarding the disposition of the property.

At this time, FAS is contacting community groups and property owners / residents within approximately 1,000 feet of these City properties. We invite your comments, suggestions, or recommendations about either or both of these properties.

FAS will include a summary of public input received in the Preliminary Recommendation Report, which will be available in spring 2013. There will be many opportunities for public input before the Council makes a decision. If you respond to this mailing, we will continue to keep you informed throughout this process. Current information on this and other excess City property can be found on our website at: <http://www.seattle.gov/realestate/propertyreview.htm>.

Comments are requested by **May 9, 2013**. You may write or send a fax with your comments to the Department of Finance and Administrative Services, Attn: Richard Gholaghong, PO Box 94689, Seattle, WA 98124-4689; FAX number (206) 684-0525. You may call Richard Gholaghong at (206) 684-0621 or email him at: richard.gholaghong@seattle.gov. Please be aware that any written comments will be made a part of the public record for the disposition of this property.

For more information about the City's disposition procedure please visit our website at <http://www.seattle.gov/realestate/policydisposition.htm>.

Additional information about these properties is on the back.

PMA No. 1594



PMA No. 1600



Fred Podesta, Director
700 Fifth Avenue, 52nd Floor
P.O. Box 94689
Seattle, Washington 98124-4689

Tel (206) 684-5212
Fax (206) 684-7898
TDD (206) 615-0476
fred.podesta@seattle.gov

Information Sheet
CITY OF SEATTLE

PMA Number	1594	1600
Property Location:	At the intersection of Yakima Ave South and South Irving Street	Near the intersection of 29 th Ave South and South Irving Street
Legal Description:	Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington	Lots 9 and 10, Block 1, Jackson and Rainier Street Addition , recorded in Volume 3 of Plats, page 65, Records of King County, Washington, EXCEPT the west 15 feet thereof.
Tax Parcel I. D. Number:	364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215	3644100045, 3644100050
Map/Photo:	See attached	
Jurisdictional Department:	Finance and Administrative Services Department	
Site History:	Tax title real properties acquired by the City of Seattle from King County Treasury Department in 1964 in order to protect certain assessment liens and for possible future use for right of way in connection with the proposed parallel Lake Washington Bridge. The purchase was authorized by Ordinance No. 92971 through the payment of outstanding assessments to King County from the Tax Property Sales Fund. Property purchased with funds from the Tax Property Sales Fund became assets of the LID Guaranty Fund once the purchasing fund was closed out. Once the property is sold, funds will be transferred to the General Funds pursuant to Ordinance No. 110170.	
Development Issues:	Approximately 40% of the property is steep slope with an average 30' drop in elevation from east to west. City GIS shows no other environmental critical areas. Unopened S. Irving St. lies directly south of this PMA, with a pedestrian pathway running between Yakima Ave. S. and 30 th Ave. S.	Known encroachment on north property line
Current easements, covenants and restrictions:	None Known	None Known
Recommended easements, covenants and restrictions upon Transfer:	None	Easement to cure encroachment
*King County assessed value: (2012 Valued Year)	\$67,000/per lot	\$74,000/per lot
Size:	Seven contiguous lots, one is 20'x96', six are 25'x96'	Two contiguous lots at approximately 25'x81'
Zoning:	Lowrise 1 (LR1)	Lowrise 1 (LR1)

*Source: King County Department of Assessments website